

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Lakeview Townhomes		
	Case Number S-78-17		
	Transaction Number 535816		
OWNER	Name Mark Altman		
	Address 1511 Sunday Drive, Suite 100		City Raleigh
	State NC	Zip Code 27607	Phone 919-868-2147
CONTACT	Name Brandon D. Moore, PE		Firm The Site Group, PLLC
	Address 1111 Oberlin Road		City Raleigh
	State NC	Zip Code 27605	Phone 919-835-4787
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Block Perimeter (UDO Art. 8.3). The existing block is 29,896 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. Physical and environmental restrictions have dictated the Block Perimeter Length. The site is bordered by Lake Johnson Park to the east and two major highways I440 to the north & I40 to the south restricting street layout and creating a lengthy clockwise perimeter of 5.68 miles.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing block is 29,896 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. Physical and environmental restrictions have dictated the Block Perimeter Length. The site is bordered by Lake Johnson Park to the east and two major highways I440 to the north & I40 to the south restricting street layout and creating a clockwise perimeter of 5.68 miles.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed internal streets and the roadway connection at Jones Franklin Road have been designed to conform with all horizontal and vertical minimum standards of the UDO, RSDM, and the City of Raleigh comprehensive Plan. No future roadway construction plans proposed by the City of Raleigh will be impeded.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment maintains the existing roadway and sidewalk capacity on Jones Franklin Road. Safe sight distances have been provided in both directions at proposed road intersections. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment will not not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

Individual Acknowledgement



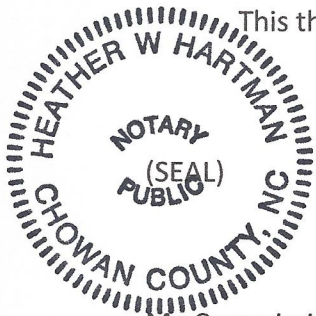
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STATE OF NORTH CAROLINA
COUNTY OF Chowan

INDIVIDUAL

I, Heather W Hartman, a Notary Public do hereby certify that
William Henry Wells Jr personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 4th day of April, 2018.



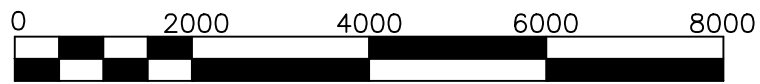
Notary Public Heather W Hartman

My Commission Expires: May 7, 2022



NORTH
BLOCK
PERIMETER
PLAN

SCALE: 1"=2000'



THE SITE GROUP
THE SITE GROUP, PLLC.
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Fax: 919.839.2255
E-Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
LAKEVIEW TOWNHOMES
915 & 0 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

Dwg
By: WSN
Ckd
By: BDM

ISSUED:
29 MAR 2018

BLOCK
PERIMETER

Code
Job JFMI

Dwg No.
EXHIBIT
A